

085.0

0004

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

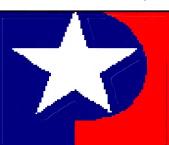
Total Card / Total Parcel
743,000 / 743,000

USE VALUE:

743,000 / 743,000

ASSESSED:

743,000 / 743,000


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
197		LOWELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GETTLER JUSTIN B & HOLLY K	
Owner 2:	
Owner 3:	

Street 1: 197 LOWELL ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: SVENCER NICHOLAS P/SUSAN H -
Owner 2: -
Street 1: 197 LOWELL ST
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 1403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 5000 Sq. Ft. Site 0 70. 1.14 6
399,000

Legal Description								User Acct
								53738
								GIS Ref
								GIS Ref
								Insp Date
								10/26/18
								!6944!

PREVIOUS ASSESSMENT	Parcel ID
Source: Market Adj Cost	085.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,200	800	5,000.	399,000	743,000	743,000	Year End Roll	12/18/2019
2019	101	FV	269,000	2100	5,000.	393,300	664,400	664,400	Year End Roll	1/3/2019
2018	101	FV	269,000	2100	5,000.	302,100	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	269,000	2100	5,000.	285,000	556,100	556,100	Year End Roll	1/3/2017
2016	101	FV	269,000	2100	5,000.	262,200	533,300	533,300	Year End	1/4/2016
2015	101	FV	254,300	2100	5,000.	245,100	501,500	501,500	Year End Roll	12/11/2014
2014	101	FV	254,300	2100	5,000.	225,700	482,100	482,100	Year End Roll	12/16/2013
2013	101	FV	254,300	2100	5,000.	225,700	482,100	482,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SVENCER NICHOLA	53933-465		12/1/2009		499,000	No	No		
SPARKS JONATHAN	45860-113		8/15/2005		517,500	No	No		
SPARKS JONATHAN	40014-248		7/18/2003	Family		1	No	No	
BROWNING COLIN	39252-500		5/20/2003		454,000	No	No		
MARZ CHARLES/ET	23486-139		7/30/1993		213,000	No	No	Y	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
6/16/2003 464 Re-Roof 5,000	10/26/2018 MEAS&NOTICE CC Chris C
6/16/2003 464 Re-Roof 5,000	3/6/2009 Meas/Inspect 372 PATRIOT
12/11/1998 849 Redo Kit 16,600	12/28/2005 MLS MM Mary M
	8/14/2003 MLS MM Mary M
	4/1/2000 Inspected 270 PATRIOT
	1/20/2000 Mailer Sent
	1/20/2000 Measured 276 PATRIOT
	10/1/1991 PM Peter M
	Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH							
Type:	15 - Old Style			Full Bath:	1	Rating:	Good																
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										WDK							
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:										21	5	6					
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	2 - Clapboard			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1															
Color:	GRAY			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Fpl:	1	Rating:	Good	Other															
GENERAL INFORMATION				WSFlue:		Rating:		Upper															
Grade:	C+ - Average (+)			CONDOS INFORMATION				Lvl 2															
Year Blt:	1880	Eff Yr Blt:		Location:				Lvl 1															
Alt LUC:		Alt %:		Total Units:				Lower															
Jurisdct:	G5	Fact: .		Floor:				Totals RMS: 6 BRs: 3 Baths: 1 HB: 1															
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	3											
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:	1998														
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:		%		Total:	18.6	%		Plumbing:															
Bsmnt Flr:	12 - Concrete							Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:																							
Heat Fuel:	1 - Oil																						
Heat Type:	3 - Forced H/W																						
# Heat Sys:	1																						
% Heated:	100			% AC:	100																		
Solar HW:	NO			Central Vac:	NO																		
% Com Wall:				% Sprinkled:																			
MOBILE HOME				Make:				Model:				Serial #:				Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.0-0004-0026.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		18X10	A	AV	2007	0.00	T	9.6	101											
19	Patio	D	Y		115X15	A	AV	2007	3.92	T	9.6	101			800		800						
More: N	Total Yard Items:	800		Total Special Features:					Total:	800													

AssessPro Patriot Properties, Inc